

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



August 30, 2017

James Douglas Foster  
Arcadia Design  
1737 Johnson Ave. NW, Unit A  
Washington DC 20009

RE; 4 R STREET NW- SQUARE 3101 LOT 0078

Dear Mr. Foster:

As per your meeting with my staff on August 10, 2017, this is to confirm that the proposed project design for the referenced property in the subject MU-4 zone meets all of the requirements of the Zoning Regulations.

The project involves converting an existing two story single family row dwelling, into a three story, five dwelling unit building. Attached are floor plans, building section and photographs for reference.

**BUILDING AREA AND LOT OCCUPANCY CALCULATIONS**

EXISTING LOT AREA – SQ. FT	1,384 (16.67 x 83)
EXISTING FOOTPRINT – SQ. FT	984 (approx 16.67 x 59)
EXISTING BUILDING SF- SQ. FT	1,967 (approx)
FAR 3.0 PER IZ	4,152 Per G-402.1 Table G.
75% LOT OCCUPANCY PER IZ	1,038 Per G-404.1 Table G.
PROPOSED REAR ADDITION	54 SQ. FT.
PROPOSED FOOTPRINT – SQ. FT	1,038
TOTAL SQ FT @3 FLOORS	3,455 (including mezzanines)
TOTAL GROSS FLOOR AREA – SQ. FT	4,580

**BUILDING HEIGHT 50'**      Maximum per MU-4 under Section G-403.1 Table G.  
Proposed Building is 50' Measured from the existing grade to the 3<sup>rd</sup> floor top of roof, and is three stories, plus 2 mezzanines, above a cellar.

**MEZZANINES**      The Second and Thirds floors of the building each contain a mezzanine which is open to and comprises 1/3 the area of the floor below per Section B-100.2.

REAR SETBACK 15' Required per G-405.2, 20'-9" Provided

CELLAR The cellar level will have a ceiling height at 3'-11" at the front measured from the existing grade at the center.

PARKING The proposed five-unit building does not, under C-701.5, require any off-street parking and none is provided.


IZ Per Section C-1001.2(e) since you have utilized the increased lot occupancy and FAR for Inclusionary Zoning, you are required to provide 10% (458 SF) of the Gross Floor Area of the building as an IZ unit. Per that requirement Unit 4 on the Cellar Level indicated to be 490 SF on the attached floor plans shall be designated and comply with all regulations for an IZ unit.

PERVIOUS AREA Required: .3 of 1,384 = 415 SF  
Provided: 415 SF.

Attached are floor plans, sections and renderings of the proposed project that graphically illustrate the project.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Sincerely,

  
Mathew Le Grant  
Zoning Administrator

Attachments:

- 1) Floor Plans A
- 2) Floor Plans B
- 3) Section Diagram
- 4) Street Existing
- 5) 3D Picture

File: Det Let re 4 R Street, NW to Forster on 8-30-2017